

# PROFESSIONAL OFFICE SPACE

4923 NW 43rd Street Suite A Gainesville, FL 32653



# FOR LEASE

## FOR MORE INFORMATION:



**Eric Ligman**

Commercial Realtor®

352.256.2112

[ericligman@bosshardtrealty.com](mailto:ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# PROFESSIONAL OFFICE SPACE

## EXECUTIVE SUMMARY

4923 NW 43rd Street Suite A Gainesville, FL 32653



### OFFERING SUMMARY

Monthly Rent:	\$7,495.83
	\$17.50
Available SF:	5,140 SF
Lease Type	Gross
Market:	NW 43rd Business District

### PROPERTY OVERVIEW

5,140 SF of immaculate professional office space within the highly desirable business district of NW Gainesville. This well maintained suite features a large open work space, 2 large offices, one smaller office, one conference room, break room with kitchenette, mail room, one large storage closet, one smaller storage closet and a reception area. There is open parking. Please contact listing agent for more details, floor plans and keys to show.

### LEASE BULLET POINTS

- Gainesville Regional Utilities
- Tenant Improvement Allowance Available
- Ample Parking

### FOR MORE INFORMATION:



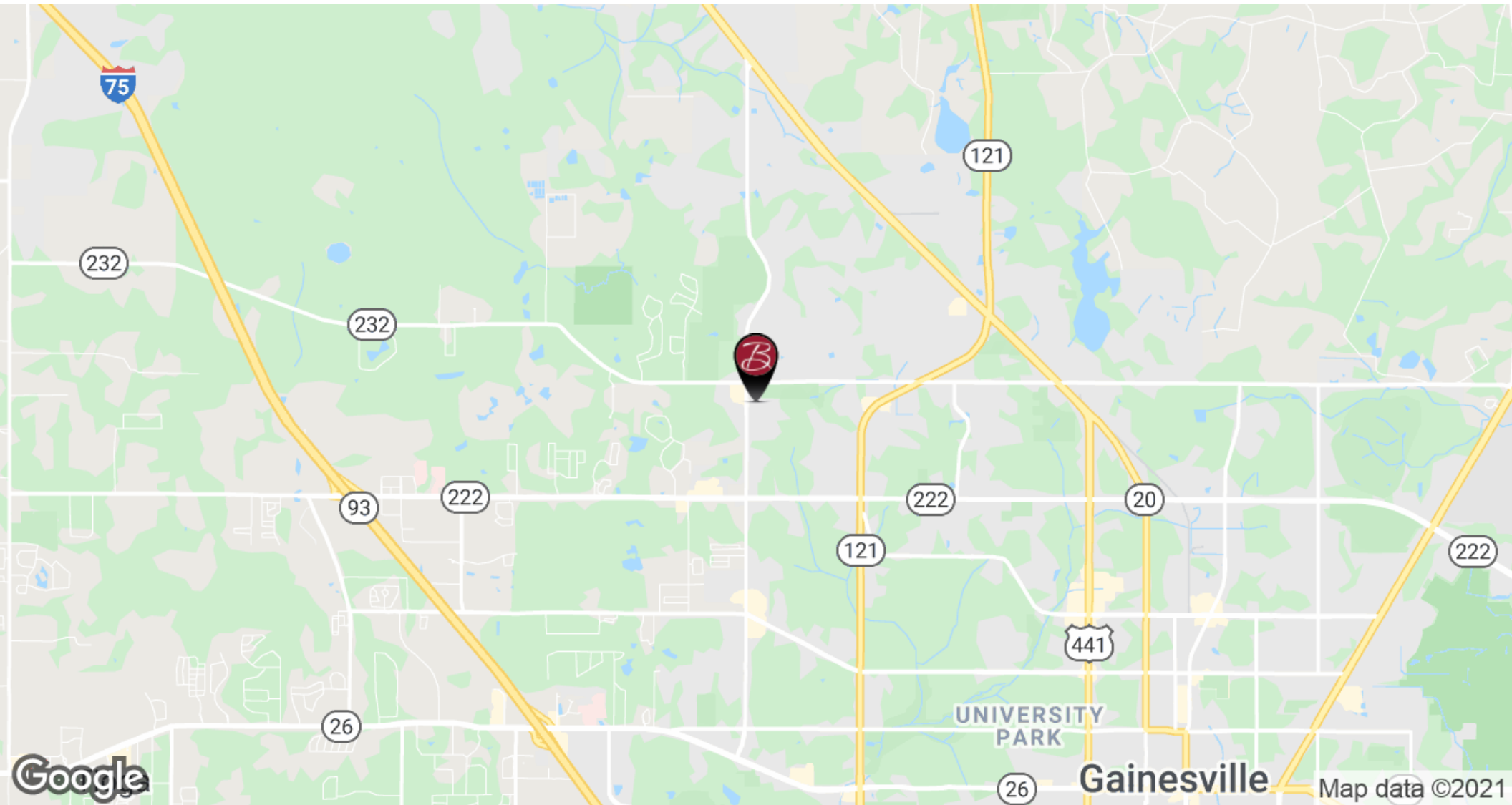
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## LOCATION MAP

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## DEMOGRAPHICS MAP & REPORT

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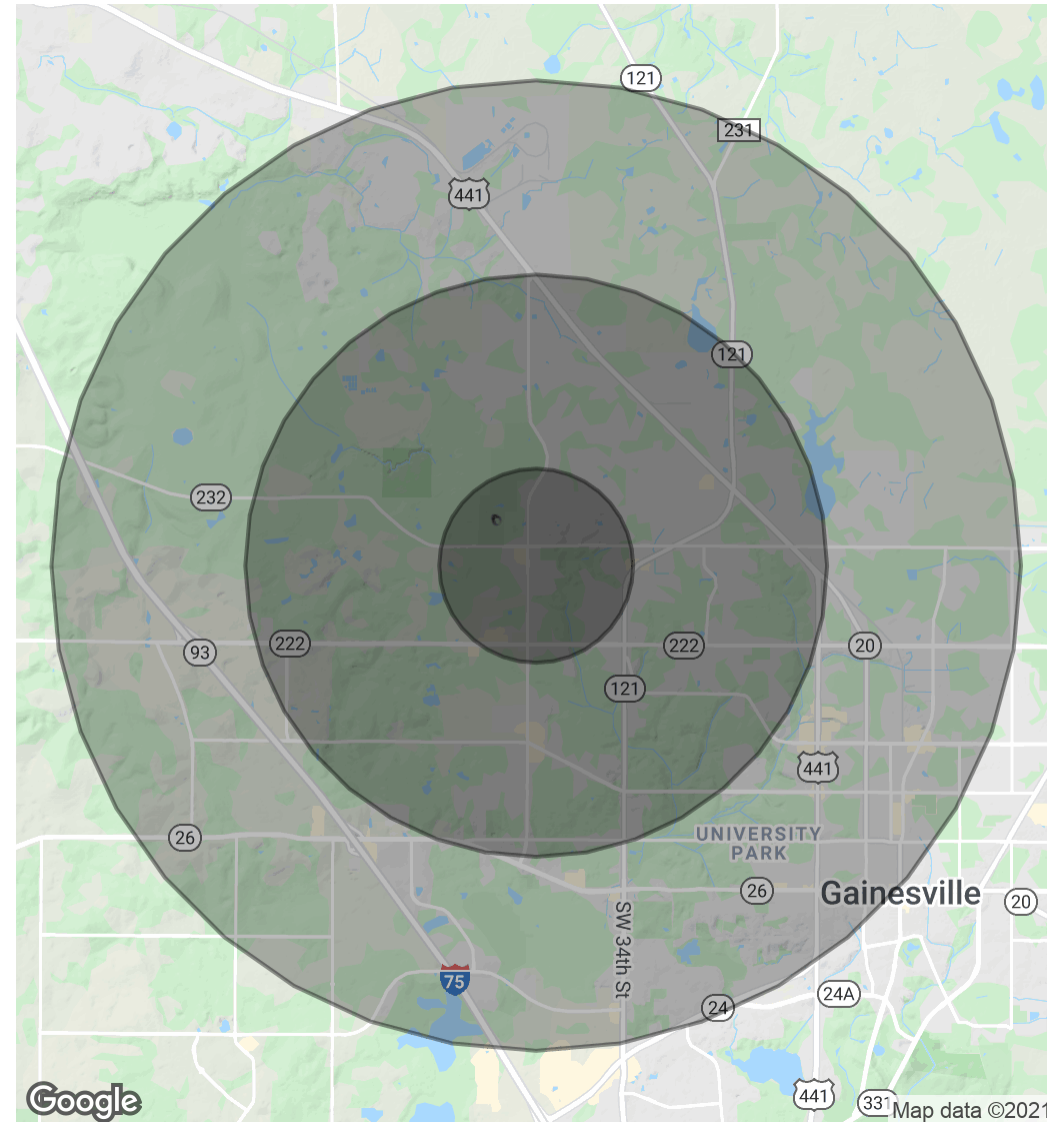
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,331	41,835	111,380
Average Age	38.3	39.5	32.3
Average Age (Male)	38.4	36.7	31.0
Average Age (Female)	36.8	40.7	33.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,229	18,312	44,982
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$74,714	\$75,270	\$60,439
Average House Value	\$259,326	\$222,786	\$224,378

\* Demographic data derived from 2010 US Census



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## ERIC LIGMAN

Commercial Realtor®

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**Direct:** 352.256.2112 | **Cell:** 352.256.2112

## PROFESSIONAL BACKGROUND

As a seasoned real estate professional, Eric Ligman is known for his extensive knowledge of North Florida's real estate market and his unmatched devotion to client needs. Eric's success is based on the trust and respect earned from his clients by his tireless work ethic, innovative ideas, and candid advice. Over the last two decades, Eric has greatly influenced the transformation of North Florida's landscape brokering deals with national and regional companies including Pennsylvania Real Estate Trust (PRET), Budweiser, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. Ligman is also credited with orchestrating one of the most significant local land deals in recent history, proving himself as the area's premier commercial broker with over 45 million dollars of sold transactions in 2019. Aside from his comprehensive knowledge of the commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, land value, and corporate real estate ventures.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:



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